

**Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building**

REF NO: CM/22/18/L

LOCATION: Mill Thatch
Clymping Street
Clymping
BN17 5RN

PROPOSAL: Listed building consent for internal & external alterations incl. reinstatement of former & alteration of existing openings, alteration removal of modern infilling, removal of modern infilling & internal blockwork, new internal door opening & partition; stair access to attic with enlargement of attic aperture; restoration of thatch; decking to west elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal includes a Method Statement, Mortar Disaggregation Report', an Assessment of Significance', Photographs Records, a Preliminary Investigation of Damp, Decay and Defects Report, a Specification for Flintwork & Blockwork, careful removal of internal modern block and brick work to areas identified as 1 & 2 using hand tools. Its removal would better reveal the jowl post and understand the structure. and repair of internalised flint work (3).
BOUNDARY TREATMENT	The intention is that the listed building proposals will enable the viable use of the building as a self contained dwelling respecting its character, appearance, fabric and setting, the setting of the parent listed building and other curtilage listed buildings and the site as a whole.
SITE CHARACTERISTICS	Mill Thatch is a single storey, utilitarian structure with hipped roofs at both ends. The building was originally of 4 bays with a further 2 bays added at a later date. The roofing material is thatch. The site is currently uninhabited and significant ground works are being undertaken within the curtilage.
CHARACTER OF LOCALITY	Predominantly rural. The building is one of the curtilage buildings within the grounds of Clymping Mill. The site is located adjacent to Littlehampton Golf Course and is also bounded by agricultural fields.

RELEVANT SITE HISTORY

CM/26/18/L	Listed Building Consent for the stripping off & re-roofing with repairs to north end & repointing of brick stacks & small area of south elevation.	
CM/23/18/L	Listed Building Consent for internal & external alterations including, reinstatement of angled fireplaces, replacement of Upvc windows with timber windows, alteration of window to door on north elevation and additional window to west elevation, formation of new door opening to exterior, internal partition to form ensuite & separate bathroom, new steps to entrance door, reinstatement of existing & new garden walls.	
CM/20/18/PL	Erection of security fencing. This application may affect the setting of a listed building.	ApproveConditionally 18-09-18

This application is the first of a number of applications that relate to the renovation of the buildings on the whole site. The other applications CM/23/18/L and CM/26/18/L are still being considered and are yet to be determined.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council

Council has no objection subject to the Arun Conservation officer having no objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - Support. The works are of a high quality which will have a positive impact upon the building.

The building has been converted in to a residential use, and a number of alterations have been undertaken which have impacted upon the historic fabric and its appearance. These works have included the introduction of several inappropriate domestic features such as several modern windows. The building is currently vacant and in a poor state of repair, but it is considered that it makes an important contribution towards the setting of the mill.

It is intended that the building remains as a one bedroomed residential unit. Such a use ensures the long terms sustainability of the building, and is supported. The level of information submitted is commended as it enables a thorough assessment of the works to be undertaken with ease. Further, the level of detail ensures that limited additional information is required by way of discharge of condition.

The NPPF sets out that there should be a positive strategy for the conservation and enjoyment of the historic environment, including those most at risk through neglect, decay and other threat. The building is currently vacant, and in need of substantial works of repair, and it is considered that the proposal will ensure that the property is brought back up to a good state of repair, and no longer of concern to the authority.

A comprehensive programme of works is proposed as part of the application in order to ensure that the building is suitable for its intended use, whilst following a sensitive approach in order to ensure that its significance and special interest are respected. This includes the retention of the remaining historic fabric, and the removal of modern, inappropriate fabric, such as the upvc windows and Cementous render. The works to the building will be undertaken using traditional materials and methods of construction which are supported. Work should ensure the building is able to breath and is watertight.

The proposed alterations attempt to reinstate the original sense of openness of the barn structure by removing the modern flint infilling between the posts and braces and replacing it with glazing, whilst also limiting the internal subdivision of the space. Further, the design of the revised glazing reduces the impact that the windows have on the simple, utilitarian character of the building. Details of the windows will be required, by way of condition.

A decked area is prospered, and it is considered to be suitable, subject to details. There is to be a suspended feature log burning stove, but there doesn't appear to be any flue on the elevations. Such a feature will require Listed Building Consent?

Please provide details of the doors and window by way of condition, as well as details of the thatched roof.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside Built Up area Boundary
Grade 2 Listed Building

DEVELOPMENT PLAN POLICES

HERDM1 HER DM1 Listed Buildings
HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

There are no policies in Clymping Neighbourhood Plan specifically relating to Listed buildings.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposal seeks to make improvements and alterations to the curtilage listed building referred as Mill Thatch. All the buildings on site have been altered over time and have suffered due to a number of inappropriate alterations, repairs, vacancy and now exposure to the elements. The structural report titled ' Preliminary Investigation of Damp, Decay and Related Building Defect dated May-June 2017 noted the overall the building was structurally sound, in a reasonable condition and although at the end of its life, the thatched roof was still performing the function of keeping rainwater out. There is some evidence of wet rot decay to window and door frames.

The building requires repair and the removal inappropriate windows and doors and inappropriate walling -internally and externally due to being covered with non-breathable paint is welcomed. Some upright posts can still be seen embedded in the flint and cementitious mortar and are suffering from infestation and decay. Many of the windows are uPVC and at the end of their useful lives.

The proposed works seek to renovate Mill Thatch and bring it back into a viable residential use with one bedroom, bathroom, an open plan kitchen/living/dining area; access to the existing attic space.

- restoring the thatched roof

- removing the offending Upvc windows and modern timber windows/doors, replacement with timber units
- removing modern blockwork to the interior walls
- new dpm floor
- new doorway opening between the existing spaces;
- new partitions to form a bathroom
- battening and counter battening to internal walls to open plan living space
- plaster lining to modern walls of bedroom
- removal of former internal partitions
- removing of the modern flint infill between the posts and introduction of 4 no. glazed screens, two being bi-folds
- suspended log burner with flue
- paddle stair ladder to loft area with safety glass to void in existing repaired boarded screen
- new roof collars at every fourth rafter
- replacement of window and door to north elevation
- replacement of windows to lower and upper levels to south elevation
- French drain around perimeter of building
- timber decking to exterior to west side

The proposals would reinstate a sense of openness by removing the modern flint infilling between the posts and braces with glazing behind. The formation of a new opening between the original bays and added southern bay enables the provision of an improved internal arrangement and internal flow connecting the spaces as well as providing a suitable bedroom and bathroom. The loft storage area would become more accessible and provide much needed functional space.

Although the space between Mill Thatch and Mill Cottage would be shared, a decked area is proposed to run along the west side of Mill Thatch which would also act as a dedicated amenity space. Due to ground levels the decking would provide a level surface without steps across the western side of the building. It will enable the main living space to have a greater connection with the outdoor space.

By respecting the heritage value of the building and its significance through appropriate, measured and justified change, the future of the building can be sustained as part of the mill complex, as a home and therefore for future generations. This approach is considered to accord with the policy intent of the NPPF as set out in paragraph 7 and Chapter 16. The NPPF sets out that there should be 'a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats'. It is also required that heritage assets should be recognised as 'an irreplaceable resource' and that these should be conserved in a manner appropriate to their significance.

The results of the assessment of significance which accompanies the application ensures accordance with paragraph 189 of the NPPF as well as Local Plan HER DM1 which seeks to ensure the preservation and enhancement of listed buildings and their setting.

The alterations, repairs and refurbishment of Mill Thatch adopt a sensitive approach to ensure that its significance and special interest are respected including the retention of historic fabric, removing modern inappropriate fabric including plastic window. At the same time, the proposals ensure that the proposals making optimal and viable uses of the building along with a sensitive approach to the heritage asset.

The works to create the resultant properties would be undertaken in conjunction with the refurbishment of the building using traditional materials and methods of construction to ensure that the workmanship is appropriate to the long-term protection of the building as a heritage asset. This would also rectify past works, which have not been sympathetic to the special character and construction of the

building. The result would be a property that would be in a good state of repair for the long term and therefore be in the wider public interest as required by the NPPF.

The proposed alterations would complement the overall restoration works to facilitate the continued residential use. From the exterior the restoration of the that and introduction of more appropriate timber windows would improve the appearance of the building from various vantage points and how it appears in the historic landscape and its historic setting. The removal of modern flint infill would enable the original open bays to be reinstated and improve the appearance of the building as well as its internal spatial quality. The introduction of full height glass panels and bi-folds to the re-opened bays would appear contemporary but are considered to be respectful of the traditional appearance, better revealing the historic post and brace arrangement.

The application is therefore recommended for approval subject to the following conditions

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 Prior to any works to windows or doors being undertaken precise details of the replacement windows and doors hereby approved shall be submitted to and approved by the Local Planning Authority and the details so approved shall be used for the replacement windows and doors.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 3 Prior to any works to the thatch being undertaken precise details of the replacement thatch hereby approved shall be submitted to and approved by the Local Planning Authority and the details so approved shall be used for the replacement thatch.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF

- 4 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF .